

Chapter 1413. Manufacturing Districts

§ 1413-01.	PURPOSES.....	80
§ 1413-03.	SPECIFIC PURPOSES OF THE MANUFACTURING SUBDISTRICTS.	80
§ 1413-05.	LAND USE REGULATIONS.....	80
§ 1413-07.	DEVELOPMENT REGULATIONS.	80
§ 1413-09.	DRIVEWAY RESTRICTIONS.....	80
§ 1413-11.	TRUCK DOCKS; LOADING AND SERVICE AREAS.	80

§ 1413-01. Purposes.

The general purposes of manufacturing districts are to:

- (a) Promote and preserve manufacturing areas as significant employment generators.
- (b) Facilitate the necessary infrastructure to accommodate a wide variety of transportation, manufacturing and technology uses.
- (c) Accommodate existing traditional industries, while anticipating new technologies and business service uses.
- (d) Preserve appropriate location of industries that may have the potential to generate off-site impacts, while providing compatibility in use and form.
- (e) Establish appropriate standards for reviewing proposals for new development and redevelopment, where appropriate, in manufacturing areas.
- (f) Ensure the provision of services and facilities needed to facilitate planned employment densities.

§ 1413-03. Specific Purposes of the Manufacturing Subdistricts.

The specific purposes of the manufacturing subdistricts are:

- (a) **ML Manufacturing Limited.** To create, preserve and enhance areas that are appropriate for a range of low-impact manufacturing activities and supporting commercial uses. High-impact manufacturing uses may be permitted, provided they meet specific performance standards and are buffered from residential areas. Loft dwelling units may be permitted in this district and any commercial uses should be located along major transportation corridors.
- (b) **MG Manufacturing General.** To create, preserve and enhance areas that are appropriate for a wide variety of supporting and related commercial and manufacturing establishments that may have the potential to generate

off-site impacts. Future development will accommodate heavy industrial and manufacturing uses, transportation facilities, warehousing and distribution and similar and related supporting uses. These uses typically require sites with good transportation access. Uses that may inhibit industrial development are prohibited.

- (c) **ME Manufacturing Exclusive.** To recognize and preserve areas that are intended exclusively for the location of manufacturing establishments. Future development will accommodate heavy industrial and manufacturing uses. These uses typically require sites with good transportation access. Uses that may inhibit or compete with industrial development are prohibited.

FIGURES 1413-03-A-E: The following illustrations represent examples of the Manufacturing Districts in this chapter.



Figure 1413-A: ML District



Figure 1413-B: MG District



Figure 1413-C: MG District



Figure 1413-D: ME District



Figure 1413-E: ML District

§ 1413-05. Land Use Regulations.

Schedule 1413-05 below prescribes the land use regulations for M Manufacturing Districts. The regulations for each subdistrict are established by letter designations as follows:

- (a) "P" designates permitted uses. These uses may be subject to additional regulations as indicated.
- (b) "L" designates uses that are permitted, subject to certain limitations. Numeric suffixes refer to limitations listed at the bottom of Schedule 1413-05.
- (c) "C" designates uses permitted only after review and approval of the conditional use by the Zoning Hearing Examiner. These uses may be subject to additional regulations as indicated.

Use classifications are defined in Chapter 1401: Definitions. Use classifications not listed in Schedule 1413-05 are prohibited.

Schedule 1413-05: Use Regulations – Manufacturing Districts

Use Classifications	ML	MG	ME	Additional Regulations
<i>Residential Uses</i>				
Child day care home	L9	--	--	
Group residential	L1	--	--	
Permanent residential				
Single-family dwelling	L1	--	--	
Attached single-family dwelling	L1	--	--	
Two-family dwelling	L1	--	--	
Multi-family dwelling	L1	--	--	
Residential care facilities				

Use Classifications	ML	MG	ME	Additional Regulations
Developmental disability dwelling	P	--	--	
Special assistance shelter	C	--	--	
Transitional housing				
Programs 1 - 4	P	P	--	
Programs 5, 6	C	P	--	
Public and Semipublic Uses				
Community service facilities	P	--	--	
Day care center	P	L3	--	
Government facilities and offices				
Facilities and installations	--	C	--	
Correctional Institutions	--	C	--	
Offices	P	P	--	
Park and recreation facilities	P	--	--	
Public maintenance facilities	P	P	--	
Public safety facilities	P	P	P	
Religious assembly	P	--	--	
Schools, public or private	P	--	--	
Commercial Uses				
Ambulance services	P	P	--	
Animal services	P	P	--	
Banks and financial institutions	P	P	--	
Building maintenance services	P	P	--	
Building materials sales and services	P	P	P	
Business services	P	P	--	
Eating and drinking establishments				
Drinking establishments	P	P	--	
Restaurants, full service	P	P	--	See § 1419-21
Restaurants, limited	P	P	--	See § 1419-21
Food markets	L5	L5	--	
Food preparation	P	P	--	
Garden supply stores and nurseries	P	--	--	
Laboratories, commercial	P	P	--	
Loft dwelling units	P	P	--	See § 1419-23
Maintenance and repair services	P	P	--	
Medical services and clinics	P	P	--	
Offices	P	P	P	
Parking facilities	P	P	C	See Chapter 1425
Personal instructional services	P	P	--	
Personal services	L5	L5	--	
Private vehicular storage lot	--	P	--	
Recreation and entertainment				
Indoor or small-scale	P	P	--	
Outdoor or large-scale	C	--	--	
Retail sales	L5	L5	--	
Sexually oriented business	--	P	--	See § 1419-25
Vehicle and equipment services				
Vehicle and equipment sales and rental	L2	L2	--	
Car wash	P	P	--	See § 1419-11
Fuel sales	P	P	--	See § 1419-15
Vehicle repair	P	P	--	See § 1419-27
Automobile holding facility	--	L4	--	
Industrial Uses				
Production industry				

Use Classifications	ML	MG	ME	Additional Regulations
Artisan	P	P	P	See § 1419-19
General	--	P	P	
Intensive high-impact	--	C	C	
Limited	P	P	P	
Research and development	P	P	--	
Warehousing and storage				
Contractor's storage	C	P	--	
Indoor storage	P	P	--	
Oil and gas storage	--	C	C	
Outdoor storage	--	C	C	
Metal waste salvage yard/junk yards	--	C	C	
Waste management				
Waste collection	P	P	P	See § 1419-31
Waste disposal	--	C	C	See § 1419-31
Waste transfer	--	C	P	
Wholesaling and distribution	P	P	P	
Transportation, Communication and Utilities				
Communications facilities	P	P	--	
Public utility distribution system	P	P	P	
Public utility maintenance yard	P	P	P	
Public utility plant	C	P	P	
Radio and television broadcast antenna	P	P	--	
Transportation facilities				
Railroad train yards	L7	L7	L7	
Railroad right-of-way	P	P	P	
Airports	L6	--	--	
Heliports	L6	L6	L6	
Transportation passenger terminals	P	P	P	
Truck terminal and warehouse	--	L7	L7	
Wireless communication antenna	L8	L8	L8	
Wireless communication tower	C	C	C	
Agriculture and Extractive Uses				
Mining and quarrying	--	C	C	
Accessory Uses				See Chapter 1421
Any accessory use not listed below	L10	L10	L10	
Refuse storage area	L12	L12	L12	See § 1421-35
Drive box	L11	L11	L11	
Exterior lighting	P	P	P	See § 1421-39
Nonconforming Uses				See Chapter 1447

Specific Limitations

- | | |
|--|---|
| <p>L1 New residential is permitted only when abutting an existing residential use or structure.</p> <p>L3 Permitted only as an accessory use to a use allowed in the district.</p> | <p>L2 Permitted on arterial street only. Vehicle loading and unloading must occur on-site.</p> <p>L4 The facility must be completely enclosed on all sides with a six foot screen fence which is protected from damage by a guardrail or other barriers approved by the Director of Buildings and Inspections. Must be located at least 100 feet from a residential district.</p> |
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- L5 Permitted only if occupying less than 5,000 sq. ft. in ML and 10,000 sq. ft. in MG.
- L6 Landing strip, pad, or apron may not be located within 500 ft. of a residential district boundary.
- L7 Not allowed within 250 ft. of a residential use in a Residential District.
- L8 Antenna height may not exceed 20 feet; greater height requires a conditional use approval. The antenna may be attached to a multi-family, public or semi-public, public utility, a commercial or industrial building or structure.
- L9 Fencing a minimum of four feet in height must be provided for purposes of securing outdoor play areas which must be located in the rear yard only.
- L10 Accessory uses determined by the Director of Buildings and Inspections to be customarily incidental to a use of the district are permitted. All others require conditional use approval.
- L11 The storage space is less than 30 cubic yards; enclosed by a screen fence or within a structure; and at least 100 feet from any property used for residential purposes.
- L12 Provisions of § 1421-35 apply when refuse storage area is within 100 feet of any property used for residential purposes.

§ 1413-07. Development Regulations.

Schedule 1413-07 below prescribes the development regulations for M Manufacturing Districts, including minimum lot area, maximum height, minimum yards and other standards. Additional standards are included in Chapter 1419.

Schedule 1413-07: Development Regulations – Manufacturing Districts

Regulations	ML	MG	ME	Additional Regulations
<i>Building Scale – Intensity of Use</i>				
Minimum Lot Area (sq. ft.)				
Residential Uses	4,000	--	--	
Non- residential Uses	0	0	0	
Land area for every dwelling unit	2,000	--	--	
<i>Building Form and Location</i>				
Maximum Building Height (ft.)	45	85	85	
Minimum Yard (ft.)				
Front Residential	20	0	0	
Front Non-Residential	20	0	0	
Side Residential (minimum/total)	3/12	0	0	
Side Non-Residential (minimum/total)	10/20	0	0	
Rear Residential	25	0	0	
Rear Non-Residential	10	0	0	
<i>Vehicle Accommodation – Driveways and Parking</i>				
Driveway Restrictions	Yes	Yes	Yes	See § 1413-09
Parking Lot Landscaping	Yes	Yes	Yes	See § 1425-31
Truck Docks; Loading and Service	Yes	Yes	Yes	See §1413-11

Regulations Areas	ML	MG	ME	Additional Regulations
Other Regulations				
Buffering Along District Boundaries	Yes	Yes	Yes	See § 1423-13
Accessory Uses and Structures			See Chapter 1421	
General Site Standards			See Chapter 1421	
Landscaping and Buffer Yards			See Chapter 1423	
Nonconforming Uses and Structures			See Chapter 1447	
Off-Street Parking and Loading			See Chapter 1425	
Signs			See Chapter 1427	
Additional Development Regulations			See Chapter 1419	

§ 1413-09. Driveway Restrictions.

Site access must be from a local street or alley wherever practical, but not from a residential street where alternate access is available, as determined by the Department of Transportation and Engineering.

§ 1413-11. Truck Docks; Loading and Service Areas.

Where a building is adjacent to a residential district, the location of these facilities must be the side away from the district boundary. Where truck docks, loading and service areas are adjacent to a residential district boundary a 100 foot setback is required from the district boundary line. In the ML Districts, these facilities must be located at the side of buildings or in the rear of the site and screened so as not to be visible from a public street other than an alley.